

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes February 5, 2016

A meeting of the Planning Commission of the City of Saint Paul was held Friday, February 5, 2016, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. DeJoy, Merrigan, Padilla, Reveal, Shively, Thao, Underwood, Wang; and Messrs. Edgerton, Gelgelu, Lindeke, Makarios, Nelson, Ochs, and Wickiser.

Commissioners Absent: Mmes. *McMahon, *Wencl, and Messrs. *Oliver, and *Ward.
*Excused

Also Present: Donna Drummond, Planning Director; Lucy Thompson, Allan Torstenson, Jamie Radel, Christine Boulware, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes January 8, 2016.

MOTION: *Commissioner Nelson moved approval of the minutes of January 8, 2016. Commissioner Thao seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Commissioner Reveal, the Commission's First Vice-Chair, chaired the meeting. She congratulated Donna Drummond, Jake Reilly and staff for their excellent coverage in the Pioneer Press newspaper yesterday (Market Watch).

III. Planning Director's Announcements

Donna Drummond announced that on Wednesday the City Council passed a resolution requesting a study of companies like Airbnb in the city regarding such things as how their operations affect tax revenue and whether they meet safety requirements. It does not ask for the Planning Commission to study it, but if there are any resulting recommendations for code amendments then that would come to the Planning Commission. It is supposed to be a joint study by PED and DSI, to be finished by June 1st.

IV. PUBLIC HEARING: Central Corridor Accessory Dwelling Units – Item from the Comprehensive Planning Committee. (*Jamie Radel, 651/266-6614*)

First Vice Chair Reveal announced that the Saint Paul Planning Commission was holding a public hearing on the Central Corridor Accessory Dwelling Unit Zoning Study. Notice of the public hearing was published in the Legal Ledger on January 21, 2016, and was mailed to the citywide Early Notification System list and other interested parties.

Jamie Radel, PED staff, briefly went over the Accessory Dwelling Unit (ADU) draft zoning amendment. It would allow interior, attached, and exterior types of ADUs on lots at least 5000 square feet in area in R1-RM2 and T1-T3 districts within ½ mile of University Avenue. The unit occupancy requirement would restrict the number of people living within both units to the definition of one family under the zoning code, and the owner would have to live on the premises. ADU size would be between 300 and 800 square feet, and if within the principle structure it could not be more than 30% of the floor area of the structure. A walkway from the abutting street to the accessory dwelling unit's entrance would be required. Interior stairway access would be required for upper floor ADUs. Required parking would not increase beyond what is required for a single family house since total occupancy on the lot would be limited to the number of people allowed under the Zoning Code definition of one family. The ADU could not be sold separately from the principle structure.

First Vice Chair Reveal read the rules of procedure for the public hearing.

The following people spoke.

1. Michael Russelle, 1480 Chelmsford Street, Saint Paul, co-chair of the District 12 St. Anthony Park Community Council, spoke on behalf of the Community Council. On January 14th the Community Council voted unanimously to support the draft zoning amendment to allow ADUs along the Green Line because it address three initiatives in their strategic plan: economic equity through affordable housing options, access to transportation, and support of local businesses. Mr. Russelle said that District 12 would submit a letter with their comments.

The District 12 Council also approved the recommendations of a District 12 ADU task force for allowing internal and attached ADUs with certain restrictions throughout District 12, an issue residents of District 12 had been working on for 3 years. There is still a wide diversity of opinion about ADUs in their neighborhood. Some people are opposed to any type of ADU, while others have agreed with the task force recommendations (internal and attached ADUs would be appropriate for the entire neighborhood), and others would like all three types of ADUs (including ADUs in detached accessory buildings). The ADU task force recommendation is an attempt at a middle ground consensus.

Commissioner Nelson said he had attended an ADU design workshop presentation done as part of the study of ADUs in District 12, for which architects and property owners had gotten together to prepare ADU designs for 11 neighborhood properties. Noting that the Planning Commission had just heard about City Council interest in companies like Airbnb, he asked if such use had come up in District 12 discussions on ADUs. He also asked if there had been any discussions about what happens when property ownership changes.

Mr. Russelle said that student rental and what happens ownership changes had come up, but not Airbnb.

Commissioner Lindeke asked if the affordability of ADUs was looked at as part of the design work by architects and neighborhood property owners.

Mr. Russelle said the architects estimated about \$250 per square foot for newly constructed detached ADUs, depending on how energy efficient they are. Because they are small and require all the facilities of a house, the cost per square foot goes up. Internal and attached ADU's are less expensive, especially internal ones.

2. Christina Jenson, 1820 Englewood Avenue, St. Paul, asked if ADU provisions would be expanded beyond the Green Line to other transit corridors in the future, since it is reasonable to add density in other corridors, too. Beyond transit corridors, ADUs can be helpful for housing our aging population and supporting aging in place. We need to think about how we are going to house family members and people in the community in situations that would be more amenable than nursing homes or similar facilities. Expanding the applicability of the proposal to allow ADUs beyond transit corridors should be investigated further to help people take care of family members. Ms. Jenson asked if the proposal would allow for a single father and a child to live in an ADU since occupancy would be limited to one family, and what would happen if one of her children got married, had a baby, and wanted to live in their ADU. She also asked if the building code would be changed for ADUs.

Jamie Radel, PED staff, said the building code is adopted at the State level and is hard to change. We are working with our building officials to understand if there are ways to make the requirement that every building have its own independent water and sewer connection less rigid to allow ADUs to tap into existing utility lines. She also explained the Zoning Code definition of family, how it would allow a single father and child to live in an ADU, and that it includes direct lineal descendants such as her child and grandchild.

3. Keith Hovland, 1476 Chelmsford Street, St. Paul, currently serves on the District 12 Land Use Committee, which received the draft ADU zoning amendments in December while they were reviewing the District 12 ADU task force recommendations. Due to time constraints they did not get a chance to discuss, debate, and understand all the implications of the draft ordinance, and the Land Use Committee did not make a recommendation to the Community Council regarding the draft ordinance. District 12 chose to take a vote, support the draft ordinance, and send a letter of support. The Community Council spent a considerable amount of time at their meeting last night talking about their letter of support, which will be redrafted later today to reflect differences of opinion in the community. He speculated there is probably more opposition than support, and said he feels that there are a lot of questions that need to be addressed before we move forward on amending the Zoning Code to allow ADUs along the Green Line.
4. Linda Foster, 1406 Chelmsford Street, St. Paul, said she is concerned about the ability of the City to enforce code requirements for ADUs. She also has a second generation concern, what happens when ownership changes, and that ADUs could be abused and we could have too many students living together. Most people are not going to hire an architect for an ADU, and there are other options for affordable housing. This is a controversial issue in St. Anthony Park. With many people against ADUs, it is up to the people who want this change to prove that it is overwhelmingly necessary, which they have not done.
5. Fred Foster, 1406 Chelmsford Street, St. Paul, said that District 12 has a serious problem with how it is being represented by its Community Council. Many people in District 12 feel very strongly about this issue, both pro and con. His issue with the ADU proposal is that it does not protect the option of single-family housing as it exists today. There would still be single-

family zoning districts but they would be meaningless. They would be overridden by an ordinance allowing anyone who lives in a single-family home to make it a two-family home. It would not require neighbors to have any input. If the intent is to do away with single-family zoning, why not just eliminate the single-family districts and allow two-family anywhere?

MOTION: *Commissioner Merrigan moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, February 8, 2016, and to refer the matter back to the Comprehensive Planning Committee for review and recommendation. Commissioner Lindeke seconded the motion. The motion carried unanimously on a voice vote.*

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

Two items to come before the Site Plan Review Committee on Tuesday, February 9, 2016:

- Oakland Cemetery – internal access road at 927 Jackson Street. (*Larry Zangs, 651/266-9082*)
- Omar's Auto Repair – parking lot improvements at 619 St. Anthony. (*Larry Zangs, 651/266-9082*)

One item to come before the Site Plan Review Committee on Tuesday, February 16, 2016:

- Central High School – site work for storm water and landscaping improvements at 275 Lexington Parkway. (*Larry Zangs, 651/266-9082*)

NEW BUSINESS

16-000-819 Jamestown Homes LLLP – Rezone from RM2 Multiple Family Residential to T2 Traditional Neighborhood. 586 Central Avenue West, area bounded by Dale, Central, Kent, and St. Anthony. (*Tony Johnson, 651/266-6620*)

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

Commissioner Nelson announced the items on the agenda at the next Zoning Committee meeting on Thursday, February 11, 2016.

VI. Transportation Committee

University Avenue Parking Study – Approve resolution recommending adoption to the Mayor and City Council. (*Bill Dermody, 651/266-6618*)

Commissioner Lindeke went over briefly what was discussed at the Transportation Committee meeting about this study. One thing that were discussed was whether to include the stretch from Prior to Aldine in the study. And there were concerns about parking in general. The committee decided to continue with the original proposal, with an addition by the committee to the

resolution. The addition requests that City staff establish a monitoring process for the first year of on-street parking implementation and report the results to the Transportation Committee.

Commissioner Ochs supported the addition to the resolution because we'll need to determine the effect of the soccer stadium activities will impact these particular lane closures on University Avenue. These lane closures for parking after 6 o'clock p.m. might be problematic.

Commissioner Lindeke said that the study was done before the stadium came into play.

First Vice Chair Reveal added that there is a parking study being done with the stadium as well.

Commissioner Underwood said as a member of the Transportation Committee she has had concerns with this recommendation. However, she asked a number of questions and at the end of the day was comfortable voting in favor of it because it's flexible and it can change. It is good to try something new and know that we're not pouring cement or making permanent impacts, and that the community will respond if it is not quite right.

MOTION: *Commissioner Lindeke moved on behalf of the Transportation Committee to recommend approval of the resolution and forward to the Mayor and City Council for adoption. The motion carried unanimously on a voice vote.*

Commissioner Lindeke announced the items on the agenda at the next Transportation Committee meeting on Monday, February 8, 2016.

VII. River Balcony Master Plan – Informational presentation by Lucy Thompson, PED.
(Lucy Thompson, 651/266-6578)

Lucy Thompson, PED staff, gave a power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Lindeke noted that the alignment of the River Balcony has changed since presented to the Transportation Committee and at the September 2015 Open House. Ms. Thompson responded that the new alignment lessens the number of times the Balcony goes over active rail lines, significantly lessening concerns about liability. Ramsey County is supportive of a more direct connection to the elevated boardwalk off the end of the Union Depot waiting room, which is also reflected in the new alignment.

Commissioner Nelson stated that he is happy to see the proposed use of 2nd Street as a bike/pedestrian connection to the riverfront. Ms. Thompson noted that it might be an alternative to going all the way to Union Depot on the River Balcony.

Commissioner DeJoy asked whether there would be opportunities for restaurants, bars, novelty shops, etc. Ms. Thompson pointed out the different locations where that might happen, mostly where private redevelopment will occur along the Balcony (Custom House, Ramsey County West and Ramsey County East).

Commissioner DeJoy asked if other jurisdictions beyond the City (e.g. Federal, State, Army Corps of Engineers) authorities of government have to sign off on this, due to its location along the river and within the Critical Area and MNRRA. Ms. Thompson replied that there are several

entities involved, including DNR, National Park Service, and Federal agencies (DOT, EPA) that might be funding partners.

Commissioner DeJoy wanted to know if flooding will be an issue. Ms. Thompson said that the River Balcony will be raised high above the regional flood protection elevation.

Commissioner Edgerton said that the River Balcony will need places to stop, sit, eat, drink and gather, in addition to its being a pedestrian pathway. Also, the design needs to take into account the use and appearance of the area below the Balcony, the view. He suggested coordinating with District Energy to incorporate snow melt into the walking surface.

Ms. Thompson responded that District Energy is represented on the Project Review Team, and that they have expressed an interest in doing this. She also noted that the view of the Balcony from the West Side Flats has been considered in the scale and materials of the Balcony.

Commissioner Wickiser wanted to know if there are any plans to expand the marina or provide a place for houseboats. He urged staff to think of unique retail or entertainment experiences that will really put the River Balcony “on the map.” Ms. Thompson responded that the Mississippi River is a working river in Saint Paul, with a lot of barge traffic and barge fleeting in the downtown stretch, so there are no plans for new marinas in this area. Houseboats are already moored on the West Side shore.

Commissioner Shively asked how the River Balcony will reach into downtown. Ms. Thompson noted that physical and visual connections back into the downtown core are critical to the success of the River Balcony. Tying the Balcony into public spaces such as Rice and Mears parks, Landmark Center, Landmark Plaza and Central Station will be important to weave it into the downtown fabric and enliven the public realm throughout downtown.

Commissioner Merrigan asked if there are efforts to make this a four-season amenity. Ms. Thompson replied that it most definitely is intended to be active all year long.

VIII. Comprehensive Planning Committee

Commissioner Merrigan announced that they will not be meeting on their scheduled date but will be meeting on Tuesday, February 23, 2016 at 3:30 p.m. and Ms. Thompson will let us know who is leading the PED efforts on the upcoming comp. plan and early update on the status on planning efforts.

IX. Neighborhood Planning Committee

Commissioner Shively announced the items on the agenda for the next Neighborhood Planning Committee meeting on Wednesday, February 10, 2016.

X. Communications Committee

2015 Planning Commission Annual Report

Commissioner Thao announced that the 2015 Planning Commission Annual Report has been completed. It list all of the completed and ongoing projects that commission and staff worked on

throughout 2015 as well as a report on the number of different types of zoning applications that come before the Planning Commission throughout the year. She thanked the Communication Committee members and staff for drafting the report.

Planning Director's report on 2015 achievements and 2016 projects

Donna Drummond, Planning Director, briefly discussed 2015 achievements, which are highlighted in the annual report, and major projects coming up for 2016.

Commissioner Lindeke asked about the Ford Plant environmental clean-up and when to expect the reports.

Ms. Drummond said that the reports are done but it is a matter of what is Ford going to do with them at this point. And we don't know how long they will take to decide that.

XI. Task Force/Liaison Reports

Commissioner Makarios reported that they have had significant discussions about the final environmental reports. The environmental data has been released to the MPCA so it is public but it is largely undecipherable and a couple of thousands of pages long, so the question is when that gets translated into English and what does it mean and what is Ford going to do about it. They're required to clean it to industrial standards but we are hoping they do more than that. We are also expecting that the report will show areas of concern in contamination not widespread contamination. And what we do in different parts of the site to move around any potential hot spots. The real question is when are we going to know that, well we are waiting for that too.

Ford Task Force has met three times in the past six weeks, and he believes they will have another meeting on March 7th to figure out the process. They are starting to make real decisions now. They have reviewed all of the public input from the eight large meetings they had last year and discussed staff's perspective on them with the task force. As soon as they get answers on the environmental questions they will move promptly into doing zoning and the public realm plan. Also on March 7th they will be discussion about Ford TIF plan.

First Vice Chair Reveal said that it would be great to have pieces of this in presentations similar to the River Balcony. It would be nice to be able to use this forum also for learning.

Donna Drummond, Planning Director added that she has asked Merritt Clapp-Smith to give an update on Ford.

Commissioner Padilla announced that the Snelling Midway Community Advisory Committee (CAC) met on Thursday, February 4th and they went through the comments from the January 26th community open house. They also received a report from the Union Park Midway Center Committee. They had started talking about the Midway Center pre-stadium discussion and then stadium discussion got wrapped in that so their report had influence from both sides. And their next meeting is scheduled on Thursday, February 18th.

Ms. Drummond added that when they get the big reveal, she thought that it would make sense to present the conceptual plans to the Planning Commission prior to the formal submittal to the Planning Commission.

Commissioner Ochs asked if they are waiting for drawings on just the stadium property itself or from a master developer on the entire 35 acres.

Commissioner Padilla said we are waiting for the entire thing. We have yet to see anything from anyone at this point and it sounds like we are going to get it as a package deal and there are a lot of conversations happening outside of the CAC, with RK Midway and Minnesota United about how to integrate that. She did hear last night that there will be public space; there will be a grid system.

Commissioner Wang said that there were no drawings that the community was looking at on the 26th so what were they looking at?

Commissioner Padilla said the community was looking at various scenarios and were being asked a series of questions, doing a lot of voting with dots.

Ms. Drummond added that at the open house on January 26th and at the January 7th Community Advisory Committee they did have the design team representatives talking about the things they are looking at and considering and principles they are using to approach the work. And that has been a nice precursor to get a sense of where they are coming from. There principles are in line with what is in the station area plan.

Commissioner Padilla said it is a timing issue at this point for everyone, the plans are going to come out and she is confident that they are going to look great. What she is concerned about from the CAC's perspective is the ability for committee members to feel like their input has been heard and there is enough time to have a conversation about what gets submitted.

XII. Old Business

None.

XIII. New Business

None.

XIV. Adjournment

Meeting adjourned at 10:20 a.m.

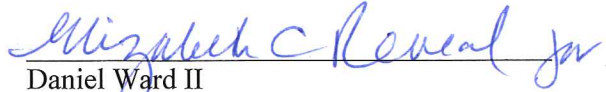
Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved April 1, 2016
(Date)



Daniel Ward II
Secretary of the Planning Commission

Planning Team Files\planning commission\minutes\February 5, 2016

